033.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	581,900 /	581,900
USE VALUE:	581,900 /	581,900
ASSESSED:	581,900 /	581,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENOS JAMES & BRIDGET
Owner 2:	
Owner 3:	
Street 1:	47 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,607 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5607.000	205,400		376,500	581,900
Total Card	0.129	205,400		376,500	581,900
Total Parcel	0.129	205,400		376,500	581,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.20 | /Parcel: 359.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23003
GIS Ref	
GIS Ref	
Insp Date	11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0001.0

!2739!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,400	0	5,607.	376,500	581,900	581,900	Year End Roll	12/18/2019
2019	101	FV	181,700	0	5,607.	341,200	522,900	522,900	Year End Roll	1/3/2019
2018	101	FV	181,700	0	5,607.	323,500	505,200	505,200	Year End Roll	12/20/2017
2017	101	FV	181,700	0	5,607.	282,300	464,000	464,000	Year End Roll	1/3/2017
2016	101	FV	181,700	0	5,607.	241,200	422,900	422,900	Year End	1/4/2016
2015	101	FV	169,800	0	5,607.	223,500	393,300	393,300	Year End Roll	12/11/2014
2014	101	FV	169,800	0	5,607.	185,300	355,100	355,100	Year End Roll	12/16/2013
2013	101	FV	169,800	0	5,607.	176,500	346,300	346,300		12/13/2012

PRINT

Date	Time
12/10/20	18:05:47

LAST REV

Date	Time
04/02/19	14:34:40

apro

USER DEFINED

Prior Id # 1:	23003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21271-20		7/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2004	605	New Wind	6,100			G6	GR FY06	16 VINYL REPL WNDW
5/21/2001	317	Addition	20,000	O				13X18 SUN PORCH-DE

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	163	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
2/17/2000	Meas/Inspect	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5607		Sq. Ft.	Site		0	64.	1.05	3									376,453						376,500	

Total AC/HA:	0.12872	Total SF/SM:	5607	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	376,453	Spl Credit		Total:	376,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279048
Depreciation:	73669
Depreciated Total:	205380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

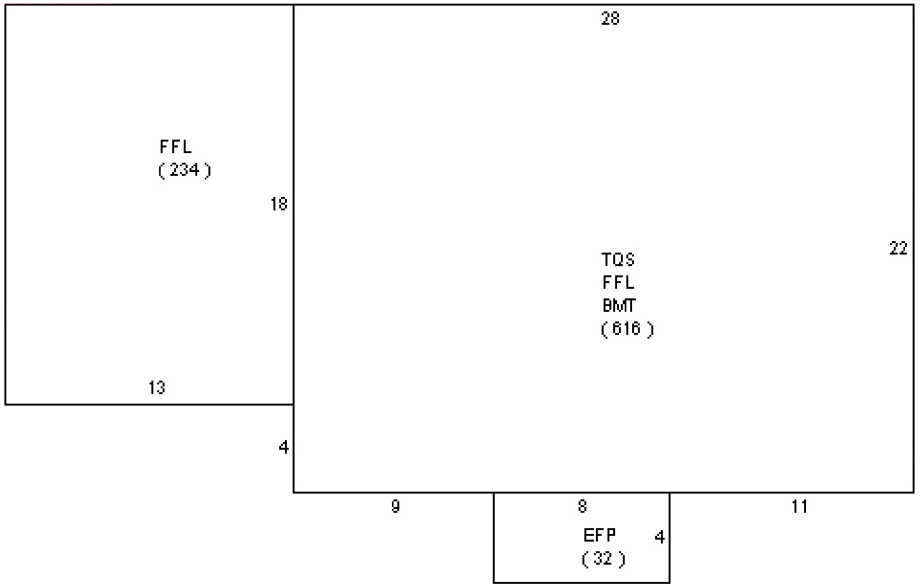
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.92
Special Features:	0	Val/Su Net:	104.80
Final Total:	205400	Val/Su SzAd	156.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	850	138.920	118,078
BMT	Basement	616	55.220	34,015
TQS	3/4 Story	462	138.920	64,179
EFP	Enclos Porch	32	71.150	2,277

Net Sketched Area:	1,960			Total:	218,549
Size Ad	1312	Gross Are	2114	FinArea	1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc